HISTORIC RESIDENTIAL EXTERIOR REHABILITATION PROGRAM WINDOWS POLICY

Introduction:

The City of Scottsdale Historic Preservation Commission (HPC) developed the Historic Residential Exterior Rehabilitation (HRER) program to assist homeowners in the city's designated historic districts with maintaining the special historic character of their homes. Under this program, many homeowners seek funding for more energy efficient and functional replacement windows. However, in choosing to replace a home's windows, a homeowner can profoundly affect the appearance of a building. With these factors in mind the HPC carefully considered standards for appearance, durability, and energy efficiency to be used to guide applicants. These criteria represent a higher standard than is required for those applying for a Certificate of No Effect or Certificate of Appropriateness where the City is not funding the work.

To be considered for funding, window replacements must meet the "required" criteria in each of the three categories below. To have the best chance of securing HRER funding, the HPC suggests that applicants meet as many of the "desired" criterion as possible. Further information concerning applying for HRER funding is available online at http://www.ci.scottsdale.az.us/historiczoning/, or residents may call the Historic Preservation Office during regular business hours at (480) 312-2523.

Historic Residential Exterior Rehabilitation program windows policy:

Appearance:

Required

- Tightly and squarely fit the replacement window to the original opening with little or no shimming.
- Approximate the original window proportions, including the depth and profile of the frame and structural elements as closely as possible. The width of the frame should be proportional to the original window.
- Match the original window muntin (grid) pattern in placement. The muntin should measure approximately an inch or less in width
- For all primary façade windows, muntins must be either true or simulated through-theglass muntins.

Desired

- For windows not on the primary façade of the home, mold the muntins onto the exterior of the glass, and if possible select either true or simulated through-the-glass muntins.
- Replace original windows with those with like operation, i.e. replace casement windows with casement windows.

Durability:

Required

- Certification by the American Architectural Manufacturers Association (AAMA)
- Guaranteed for parts for at least 10 (ten) years. Vinyl products should be specifically guaranteed against sagging, warping, chalking, or yellowing.

Desired

- The warranty is transferable to subsequent owners
- The warranty extends beyond the 10 (ten) year minimum and includes labor
- The company providing the windows is a recognized manufacturer who has been in business at least 10 (ten) years.

Energy Efficiency:

Required

- Meet or exceed the Environmental Protection Agency's (EPA) Energy Star Rating for the South-Central zone of the U.S.
- Certification by the National Fenestration Rating Council (NFRC)

The following manufactures and venders offer products that meet the required and desired HRER Window Policy criteria. The following list is not comprehensive and individuals are free to seek other products that meet the policy or choose any vender. Please be aware that manufactures often change, add, or remove product lines and it is the responsibility of the homeowner to ensure that the product meets the HRER Window Policy guidelines. Listing on this document does not constitute an endorsement of the individual item or any entity that may sell or install the product.

Maker	Model	Vender
Pella Windows and Doors	Architect Series	Pella Windows and Doors
Anderson	Renewal	Anderson, 480.967.5557
Jeld-Wen Window and Door	Custom and Premium	European Window and Door,
		480.443.0052
Marvin Windows and Doors	All	Marvin Windows and Doors,
		602.438.1127
Milguard	Ultra Series	Ponderosa Lumber, 480.947.7765
		Republic West, 480.481.9595
		Home Depot – all locations